

PRELIMINARY GRADING PLAN

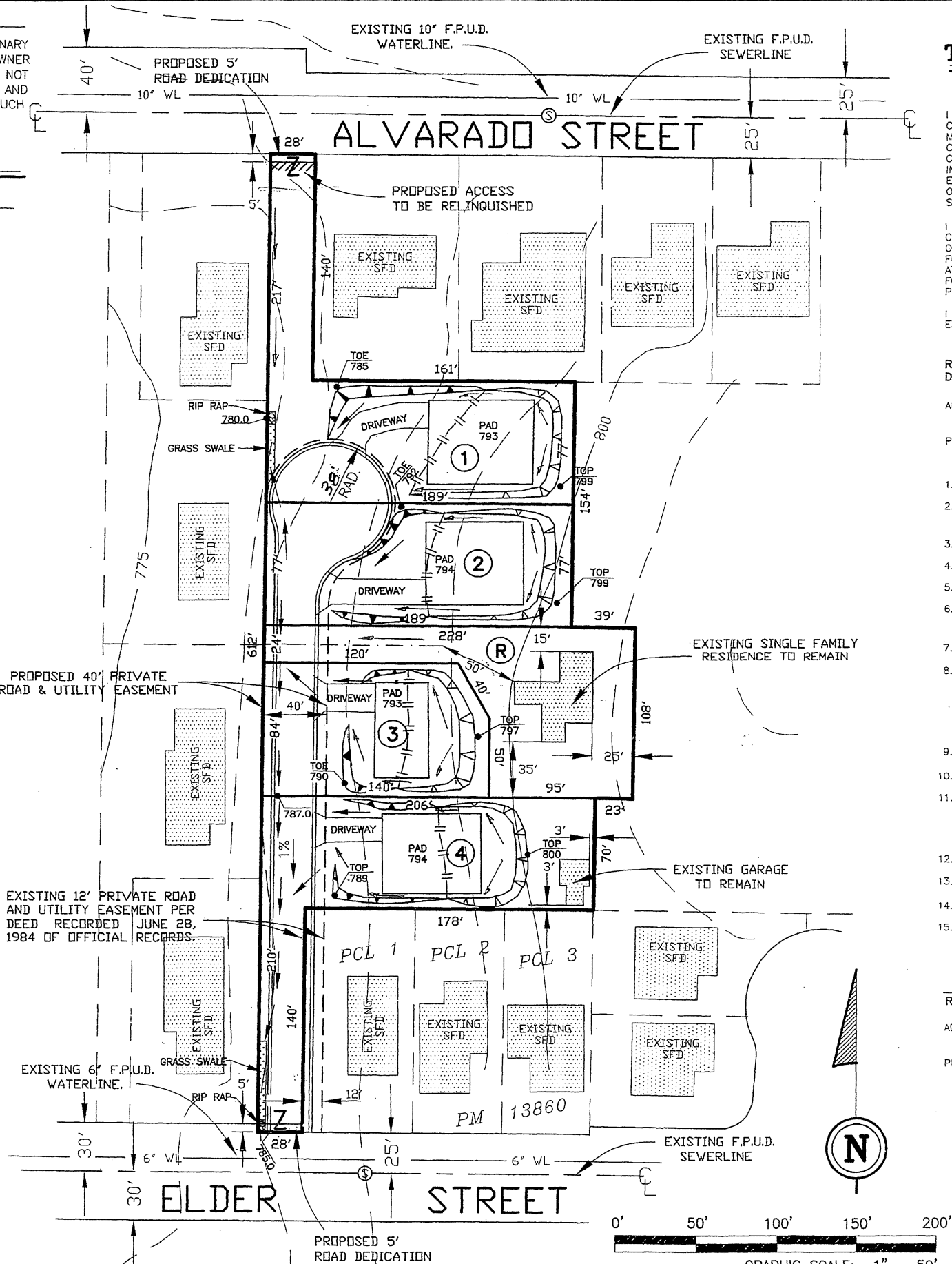
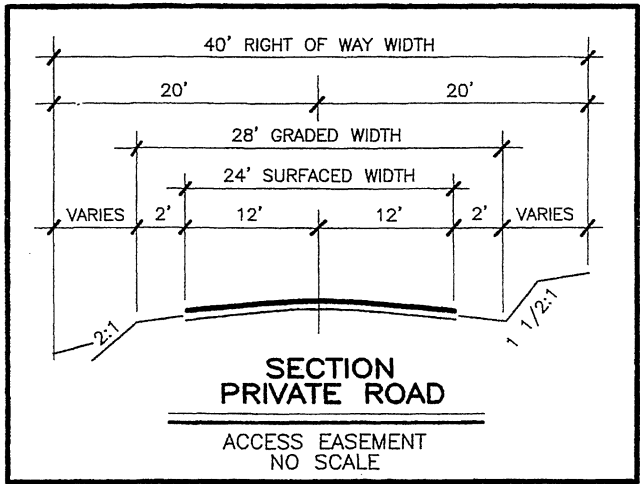
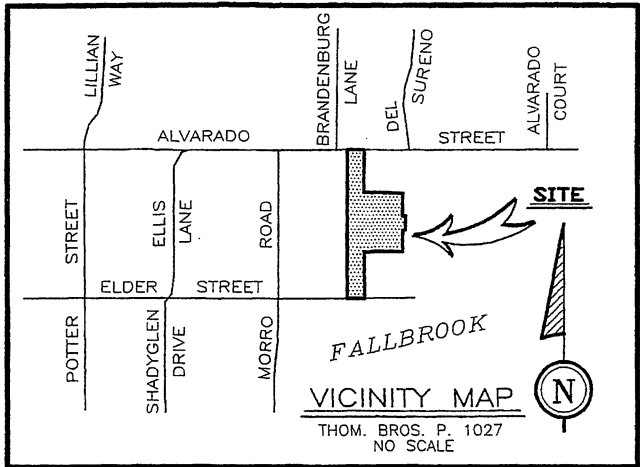
NOTE

"THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY."

LEGEND

YARDAGE QUANTITIES			
	YARDAGE CUT 1.5:1 RATIO	YARDAGE FILL 2:1 RATIO	
①	PARCEL 1		
	18,476 SQ. FT. GROSS	500 C.Y.	500 C.Y.
	15,823 SQ. FT. NET	TOP EL=797.5	TOE EL=785
②	PARCEL 2		
	14,552 SQ. FT. GROSS	370 C.Y.	370 C.Y.
	10,132 SQ. FT. NET	TOP EL=799	TOE EL=787
③	PARCEL 3		
	11,421 SQ. FT. GROSS	225 C.Y.	225 C.Y.
	8,057 SQ. FT. NET	TOP EL=795	TOE EL=790
④	PARCEL 4		
	18,340 SQ. FT. GROSS	200 C.Y.	200 C.Y.
	11,613 SQ. FT. NET	TOP EL=800	TOE EL=789
R	REMAINDER PARCEL		
	13,309 SQ. FT. GROSS	EXISTING	EXISTING
	12,348 SQ. FT. NET		

2.8%  
DIRECTION OF DRAINAGE  
& PERCENT OF GRADE



TENTATIVE PARCEL MAP 20914 RPL1

LAND DIVISION STATEMENT - OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (I.E. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) AS INDICATED ON THE TENTATIVE. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATE OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS \_\_\_\_\_ DAY OF DECEMBER, 2004, IN FALLBROOK, CALIFORNIA.

R & J ENANDER 1996 TRUST  
DATED 6/21/96

ADDRESS: 941 EAST ALVARADO ST.  
FALLBROOK, CA 92028  
PHONE: (760) 728-1093

RALPH ENANDER TRUSTEE  
MARK A. STEVENS OWNER  
CAROL J. STEVENS OWNER

- COMPLETE TAX ASSESSOR'S NUMBER: 105-513-73
- ABBREVIATED LEGAL DESCRIPTION: A PORTION OF LOT 7, TRACT 132 - SHIPLEY TRACT
- GENERAL PLAN REGIONAL CATEGORY: COUNTRY TOWN
- COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK COMMUNITY PLAN
- LAND USE DESIGNATION(S): (6) RESIDENTIAL
- EXISTING ZONING: RS-7  
6,000 SQ. FT.
- GRADING: NONE PROPOSED
- TOPOGRAPHY: COUNTY TOPO MAP 442-1695
- TAX RATE AREA: 75002
- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED IDENTIFY AND SPECIFY WIDTH): PROPERTY FRONTS PUBLICLY MAINTAINED ROADS KNOWN AS "ALVARADO STREET" AND "ELDER STREET"

USE REGULATIONS	RS-7
NEIGHBORHOOD REGS	Q
DENSITY	7.25
LOT SIZE	6,000 SQ. FT.
BUILDING TYPE	C
MAX. FIR AREA	-
FIR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	J
OPEN SPACE	-
SPECIAL AREA REGS	-

- WATER SOURCE/ WATER DISTRICT: FALLBROOK PUBLIC UTILITY DISTRICT
- SEPTIC/SEWER DISTRICT: (SEWER) FALLBROOK PUBLIC UTILITY DISTRICT
- FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: FALLBROOK UNION ELEMENTARY AND FALLBROOK UNION HIGH SCHOOL

RALPH ENANDER TRUSTEE  
ADDRESS: 941 EAST ALVARADO ST.  
FALLBROOK, CA 92028  
PHONE: (760) 728-1093

HADLEY JOHNSON RCE 14870  
PREPARED BY:  
WM. KARN SURVEYING INC.  
129 WEST FIG ST.  
FALLBROOK, CA 92028  
760-728-1134  
LS 2961/RCE 14870

RECEIVED

JUN - 1 2006

San Diego County  
DEPT. OF PLANNING & LAND USE